



Land for Sale

**Lot 4B, Wendy's Replat , Dayton Xenia Road
(Behind 3118 Dayton Xenia Rd)
Beavercreek, OH 45432**



1.2 acre lot just off and visible from Dayton-Xenia Rd in the heart of Beavercreek. Contiguous to new office building housing a Children's Medical Center Clinic. Zoned C-PUD. One of the few available properties in this area of Beavercreek. Traffic count on Dayton Xenia at this location: 16,000+ vehicles per day. Owner willing to build to suit and lease back.

[Aerial View](#) [Map & Directions](#)

For more information contact:

[Al Cummings](#) at **937-241-9047** or **Email: acummings@hricommercial.com**

Listing Price: \$285,000

County: Greene

Municipality: Beavercreek City

Current Zoning: C-PUD

Listing Price Per Acre: \$237,500

Land Use Description: Office

City Income Taxes: No

Total Acres: 1.2

Divisible To: n/a

"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to error, omissions, prior sale and withdrawal from the market without notice"